

# Kootenay BC



REAL ESTATE



233 D  
AVENUE  
KASLO, BC

\$498,000



# DETAILS

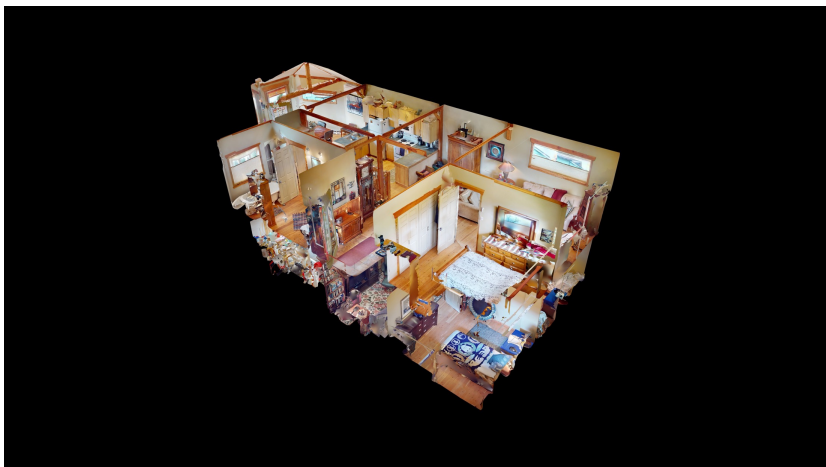
Welcome to your dream home in the heart of lower Kaslo BC!

This fully renovated gem is situated near the picturesque Kaslo River, stunning Kootenay Lake, serene parks, and scenic trails. With convenient access to shopping and being within walking distance to everything, this home offers the perfect opportunity to move in and start living. Step into a beautifully fenced yard that surrounds this well-maintained home and property, providing both privacy and security. Kaslo, a charming small village nestled amidst majestic mountains, offers an idyllic setting to embrace a peaceful lifestyle connected to nature. With the advantage of high-speed fibre internet, you can easily work from the comfort of your home, making Kaslo an ideal place for remote work opportunities. Furthermore, this community is an excellent choice for raising a family, with its safe and welcoming environment. Discover the joys of locally grown produce, immerse yourself in the local arts and culture scene, and appreciate the charm of heritage homes and buildings that grace the tree-lined streets.

While Kaslo may not offer all the amenities of a city, it prioritizes the essentials for a cleaner and healthier lifestyle. Enjoy the luxury of breathing in fresh air, escaping from the hustle and bustle of crowded urban centres. Embrace a simpler, more fulfilling way of life, surrounded by nature's beauty and community.

**MLS:** 2471044    **Size:** 0.13 acres

Services: municipal water, septic, hydro, high-speed internet and satellite tv.



# TITLE

**TITLE SEARCH PRINT**

2023-05-22, 10:48:05

File Reference:

Requestor: Kul Nijjar

Declared Value \$236000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** CA4618547  
From Title Number LB867

**Application Received** 2015-08-20

**Application Entered** 2015-08-24

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: J

Nelson Trail Assessment Area  
Kaslo, Village of

**Taxation Authority****Description of Land**

Parcel Identifier: 026-937-930

Legal Description:

PARCEL C (BEING A CONSOLIDATION OF LOTS 16 AND 17, SEE LB867) BLOCK 24  
DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE LB67294

**Charges, Liens and Interests**

Nature: MORTGAGE  
Registration Number: CA8662569  
Registration Date and Time: 2020-12-21 09:02  
Registered Owner: ROYAL BANK OF CANADA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

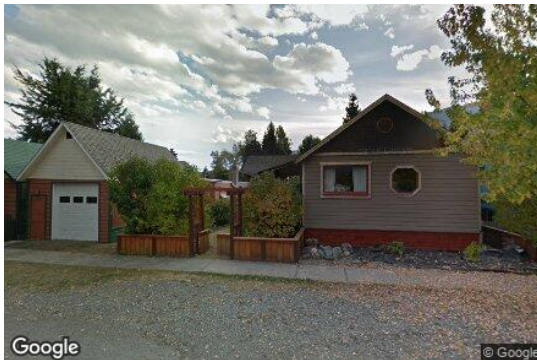
# TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 233 D AVE KASLO

Area-Jurisdiction-Roll: 21-533-00187.025



**Total value**                    **\$421,000**

2023 assessment as of July 1, 2022

Land	\$135,000
Buildings	\$286,000
<hr/>	
Previous year value	\$364,000
Land	\$120,000
Buildings	\$244,000

### Property information

Year built	1925
Description	1 STY house - Basic
Bedrooms	4
Baths	1
Carports	
Garages	
Land size	5500 Sq Ft
First floor area	941
Second floor area	
Basement finish area	850
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

PARCEL C, BLOCK 24, PLAN NEP393, DISTRICT LOT 209, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 16 & 17, SEE LB867, DL 209, KD, PL 393)

PID: 026-937-930

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: May 19 2023

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 233 D Ave Kaslo BC V0G1B0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>J.E.K.</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>J.E.K.</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>J.E.K.</i>		
D. Is there a survey certificate available?		<i>J.E.K.</i>		
E. Are you aware of any current or pending local improvement levies/charges?		<i>J.E.K.</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>J.E.K.</i>		

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		<i>J.E.K.</i>		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		<i>J.E.K.</i>		

BUYER'S INITIALS

*J.E.K.*

SELLER'S INITIALS

BC1202/REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTOR® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# PROPERTY DISCLOSURE STATEMENT

May 19 2023

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 233 D Ave Easton BC V0C1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flowtests)?		J.E.		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		J.E.		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		J.E.		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		J.E.		

### 3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	J.E.			
B. To the best of your knowledge, is the ceiling insulated?	J.E.			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		J.E.		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			J.E.	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	J.E.			
F. Are you aware of any infestation or unrepaid damage by insects, rodents or bats?		J.E.		
G. Are you aware of any structural problems with any of the buildings?		J.E.		
H. Are you aware of any additions or alterations made in the last 60 days?		J.E.		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		J.E.		
J. Are you aware of any problems with the heating and/or central air conditioning system?		J.E.		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		J.E.		
L. Are you aware of any damage due to wind, fire or water?		J.E.		

BUYER'S INITIALS

SELLER'S INITIALS

BCR601 (REV. JAN 2020)

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2021, British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

May 19 2023

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 233 2 Ave Kelso BC V0C1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaid roof damage? (Age of roof if known: _____ years)		J.E.K.		
N. Are you aware of any problems with the electrical or gas system?		J.E.K.		
O. Are you aware of any problems with the plumbing system?		J.E.K.		
P. Are you aware of any problems with the swimming pool and/or hot tub?				J.E.K.
Q. Do the Premises contain unauthorized accommodation?		J.E.K.		
R. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc?		J.E.K.		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		J.E.K.		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		J.E.K.		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		J.E.K.		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> Bq/m <sup>3</sup> <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		J.E.K.		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		J.E.K.		
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		J.E.K.		

BUYER'S INITIALS

J.E.K.

SELLER'S INITIALS

BC1300 (REV. JAN 2021)

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2021, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# PROPERTY DISCLOSURE STATEMENT

Ma 1y9 2023

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 233 D Ave Raslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		JA		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		JL		

## 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

SELLER(S)

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

**The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR<sup>®</sup>) and/or the quality of services they provide (MLS<sup>®</sup>).

BC1002 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS<sup>®</sup> and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

BCREA bears no liability for your use of this form.



# EXPENSES

## Property Taxes:

2022

\$ 2393



## Municipal Water:

2023

\$ 324 / year (senior's rate)



## Insurance (BCAA.):

2023

\$ 1383/year



## Hydro (FortisBC):

2023

\$ 1802.21 / year



## Internet (Kaslo InfoNet):

2022

\$ 110 approx. / month



\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved..

# WETT CERTIFICATE

**SOLID FUEL HEATING QUESTIONNAIRE**

**POLICY NUMBER:**

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT. NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: ~~XXXXXXXXXX~~ Address: 233 D' Ave. Kelso, BC V0G1M6 Phone: 250-317-5106

Inspection location:  Same as requested or:  New stove Phone:

Reason for inspection: New stove  
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Dec. 1/16

**HEATING UNIT**

Is the heating unit  Primary  Auxiliary How often is the heating unit used? 6-8 hours per day 120 days per year  
 Type  Airtight\* stove  Wood furnace  Wood/Electric furnace  Fireplace (with doors)  
 Airtight\* insert in solid masonry fireplace  Airtight\* insert in solid zero clearance fireplace  
 Other \*Airtight - tight fitting doors and seams  
 Fuel  Wood only Quantity of wood burned per year: 2-3 cord Other  
 Make Bleze King Model Chinook K20 Age NEW  
 Label  Canadian Standards Association  Underwriters' Laboratories of Canada  OTL (Omni Test Labs)  
 Warnock-Hershey Prof. Service Ltd.  None or Other

**STOVEPIPE**

Single-wall  Double-wall  Other Total length of Stovepipe: 51" No. of elbows: 2x45° Adequate fastening  Yes  No

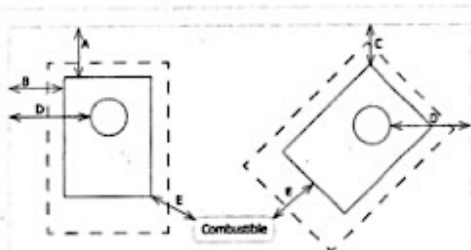
**CHIMNEY**

Type:  Masonry Chimney Lining:  Clay Flue Tile  Stainless-steel  Other  
 Factory Built Stainless-Steel  
 Size: 6x10 Flue Collar Size: 6" Manufacturer:  Unknown  
 Listing agency:  ULC  CSA  WH(ITS)  UL  OTL  Unknown  
 Does the unit share a chimney flue with any other heating unit?  No  Yes  
 Chimney is installed  inside building  Outside building  Outside enclosed  
 Chimney passes through floor  Yes  No If yes, chimney is enclosed  Yes  No  N/A  
 Adequate fire stops  Yes  No  N/A  Unable to inspect  
 How often is the chimney cleaned annually Date of last cleaning Dec. 1/16

**INSTALLATION**

Installed by: Chris Warren Date: Dec. 1/16  Unknown Installation manual available  Yes  No  
 Installed in:  Residence  Mobile Home Mobile home approved  Yes  No  
 Garage  Combustible Alcove Alcove approved  Yes  No  Other:  
 Appliance location:  Basement  Main Floor  Other:  
 Connected to:  Masonry chimney  With s/s liner  F-B chimney  Other:  
 Breach pipe code compliant  Yes  No  N/A

**UNIT TAG CLEARANCE REQUIREMENTS**



All measurements in inches	Required	Actual
A) Unit to back wall	6.5	9
B) Unit to nearest side wall	12.75	14
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	16
E) Shortest distance to combustibles	48"	80.5
Floor protection required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, code compliant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**REMARKS**

Certified insulated thimble installed through wall. System meets code requirements.

Signature: Chris Warren Date: Dec. 1/16



\* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.



# RDCK MAP



## RDCK Property Report

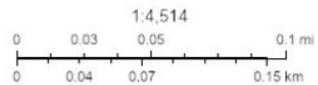
### Area of Interest (AOI) Information

Area : 0.13 acres

May 12 2023 6:12:39 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Maxar

# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00187.025	026-937-930	233 D AVE, KASLO	Single Family Dwelling	NEP393
#	LTO Number	Lot	Block	District Lot	Land District
1	CA4618547	-	24	209	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	BLOCK 24 PLAN NEP393 DISTRICT LOT 209 KOOTENAY LAND DISTRICT PARCEL C, (BEING A CONSOLIDATION OF LOTS 16 & 17, SEE LB867,DL 209, KD, PLAN 393).	5500	SQUARE FEET	0.13	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	233 D AVE	-	233	D	AVE	Kaslo	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.13

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.13

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.13

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.13

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	0.13

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.13

# LTSA MAP



May 23, 2023

**WARNING: MAP IS NOT PRINTED TO SCALE**



# SUMMARY

## Summary Sheet

### 233 D AV Kaslo BC

PID	026-937-930
Registered Owner	KI*, J*
Legal Description	PARCEL C (BEING A CONSOLIDATION OF LOTS 16 AND 17, SEE LB867) BLOCK 24 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RC - Core Residential, not in ALR



Year Built	1925	Structure	SINGLE FAMILY DWELLING
Lot Size	5494.15 ft <sup>2</sup>	Bedrooms	4
Bathrooms	1	Dimensions	-
Max Elev.	546.01 m	Min Elev.	545.00 m
Floor Area	1791 Ft <sup>2</sup>	WalkScore	14 / Car-Dependent
TransitScore	-	Annual Taxes	-

#### ASSESSMENT

	2022	%	2023
Building	\$244,000	↑ 17.21	\$286,000
Land	\$120,000	↑ 12.50	\$135,000
Total	\$364,000	↑ 15.66	\$421,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$421,000	↑ 78.39
Sales History	20/08/2015	\$236,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

The enclosed information, while deemed to be correct, is not guaranteed.

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend



Hydrant



Stand Pipe



Other



Valves

Main Line

MUNICIPAL OWNED

RDCK OWNED

Water Service Connections

Lakes and Rivers

Cadastral - Legal Parcels

Address Points

Streams and Shorelines

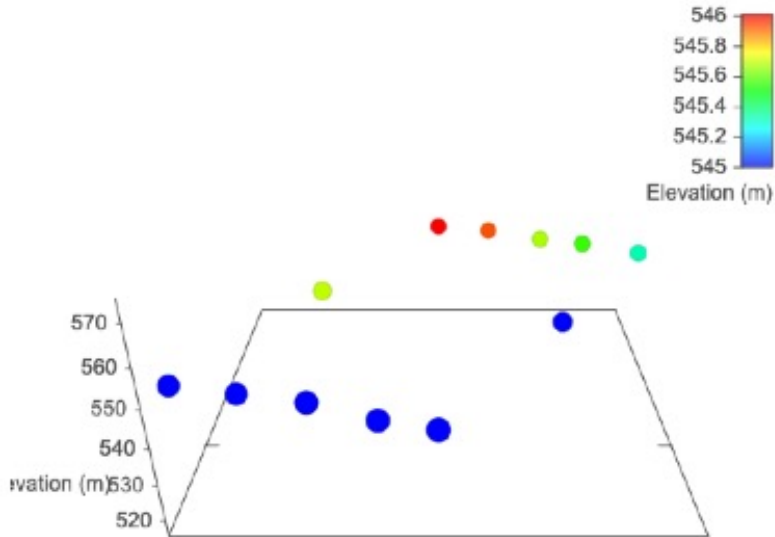


# ELEVATION

## Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.

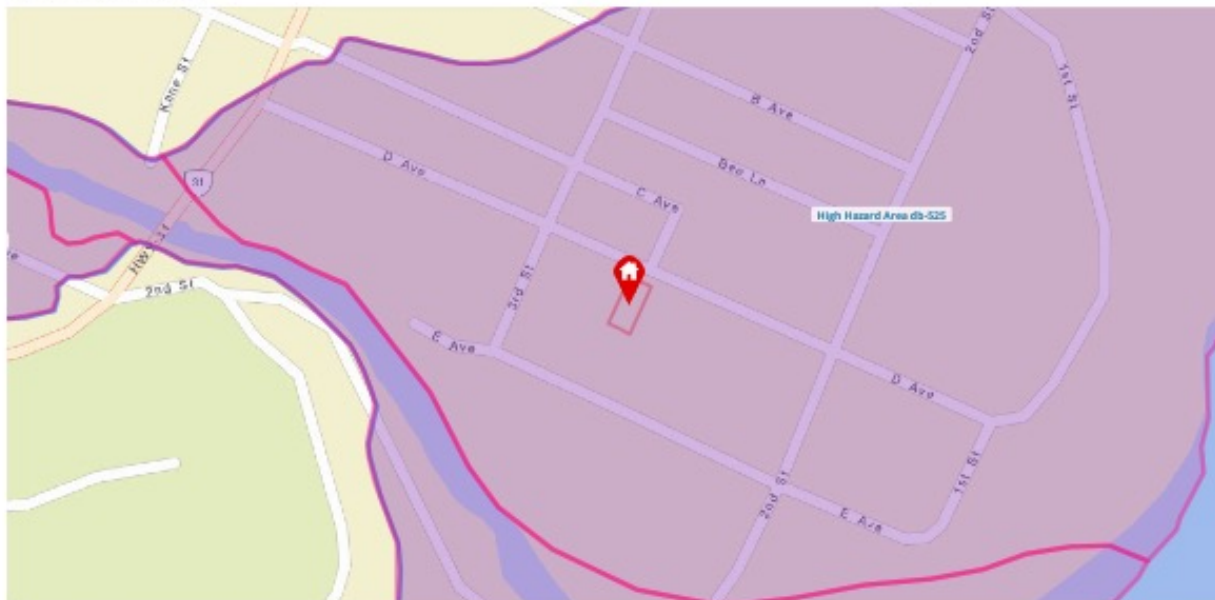


Max Elevation: 546.01 m | Min Elevation: 545.00 m | Difference: 1.01 m

# FLOOD MAP

Land Use

## Floodplain Data



### Subject Property Designations:

Floodplain Name: Kaslo River (at Kaslo)

Designation Date: Mar.84

Feature Type: Floodplain

Feature Code GB11355000:

Drawing No.: 5521

File No.: 0305030-6

#### [Floodplain](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River (at Kaslo)

Drawing: 5521

File: 0305030-6

Designation date: Mar.84

#### [High Hazard Area db-525](#)

Title: BC Flood Hazard Map 2004

Name: Kaslo River -1-E

Receiving: Kootenay Lake

Hazard: 1

Comments: Refer to MS-Word Document

# ZONING

## ZONING REGULATIONS

### R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) – 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	950m	3 min

## Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

## Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## **Recreational Facilities**

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

## **Historic and Heritage Sites**

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

## **Festivals and Events**

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

## **Geography**

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

## **Economy**

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

## **Government**

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

# PICTURES



# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

**Village of Kaslo:** <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

**Regional District of Central Kootenay:** <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

**Chamber of Commerce:** <http://www.kaslochamber.com/>

**Kaslo and Area Guide:** <http://visitkaslo.com/>

**Municipal Garbage Collection:** <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tues, Fri & Sunday

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK\* transfer station.

Recycle BC blue container curbside collection is at no additional fee

**Waste Disposal:** <http://www.rdck.ca/EN/main/services/waste-recycling>

**Water Analysis:** <https://kaslo.civicweb.net/filepro/documents/7399>

\*Open latest Circulation Package for up-to-date water analysis reports

## **Health Care:**

Victorian Community Health Centre: 250-353-2291 ext.5

<https://www.interiorhealth.ca>

## **Satellite TV Providers:**

Shaw: <https://www.shaw.ca/tv/satellite-tv>

## **Internet**

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

## **Post Office**

Canada Post: <https://www.canadapost.ca>